

Adopted at Meeting of 1/ 9/69

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF 528 MASSACHUSETTS AVENUE
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the Urban Renewal Plan and federal financial assistance under Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Opportunities Industrialization Center, Inc. has expressed a desire to rehabilitate this property, in accordance with the provisions of the Urban Renewal Plan and Authority policies and procedures;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That disposal of said parcels by negotiation is the appropriate method of making land available for redevelopment.
2. That it is hereby determined that Opportunities Industrialization Center, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project.
3. That the Plans and Specifications for the rehabilitation property have been established by the Authority and accepted by the redeveloper.

4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for 528 Massachusetts Avenue between the Authority as Seller and Opportunities Industrialization Center, Inc. as Buyer of said property in the South End Urban Renewal Area in consideration of a minimum disposition price of One(\$1.00) Dollar and the buyer's agreement to commence rehabilitation on the property within 15 days of the date of conveyance and completion within 180 days thereafter, such Agreement to be in the Authority's usual form and to contain such other and further terms and conditions as the Director shall deem proper and in the best interests of the Authority.

That the Director is further authorized to execute and deliver a deed conveying said property pursuant to such Disposition Agreement and that the execution and delivery by the Director of such Deed and to which a certificate of this resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

RETAIL TRADE BOARD

38 CHAUNCEY STREET

BOSTON, MASS. 02111

HUbbard 2-3390

November 7, 1968

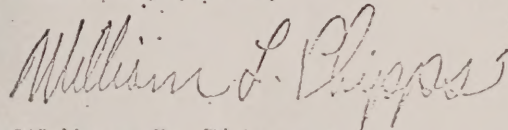
Mr. Gary Robinson
Executive Director
Opportunities Industrialization Centers
of Greater Boston, Inc.
182-186 Dudley Street
Boston, Massachusetts 02119

Dear Mr. Robinson:

Please accept this as a confirmation of our intention to assist in the renovation of property of 528 Massachusetts Avenue, Roxbury, for use by Opportunities Industrialization Centers of Greater Boston, Inc., particularly in those areas contemplated for use in the training of merchandising skills.

I will be in touch with you within the next week or so regarding the specifics.

Sincerely yours,



William L. Phipps
Secretary

WLP:ag



POLAROID CORPORATION

CAMBRIDGE, MASSACHUSETTS 02132

November 4, 1968

Mr. Gary Robinson
Executive Director
Opportunities Industrialization Centers
184 Dudley Street
Roxbury, Massachusetts 02119

Dear Mr. Robinson:

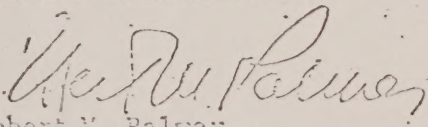
The presentation of last week concerning O.I.C.'s need for funds and the proposed renovation of the site offered by the Boston Redevelopment Authority was informative and seems to have real potential for your expansion in the foreseeable future.

We are delighted, at this time, to commit ourselves to a gift of \$10,000 in either cash or renovation projects. We intend to set aside this amount of money in our 1969-70 budget. We would like to point out that this will be our specific contribution to O.I.C. during that period.

We hope that the business community as represented at your offices will likewise be able to help in this effort, that as this is completed other business organizations may be involved in giving you the support that you need.

Very truly yours,

POLAROID CORPORATION


Robert M. Palmer
Manager, Community Relations

RMP:rh

GILLETTE SAFETY RAZOR COMPANY
A DIVISION OF THE GILLETTE COMPANY
GILLETTE PARK
BOSTON, MASSACHUSETTS 02106

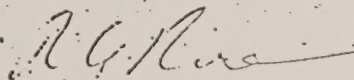
November 7, 1968

Mr. Gary Robinson
Executive Director
O.I.C.
184 Dudley Street
Roxbury, Massachusetts 02119

Dear Gary:

If you are successful in acquiring the property
at 528 Massachusetts Avenue from the B.R.A. you can rely
on our participation in its renovation as a training
center.

Sincerely,



Reg Rose
Special Assistant to
Vice President
Industrial Relations

RR/s

8A
AMENDED

M E M O R A N D U M

TO: Boston Redevelopment Authority
FROM: Hale Champion, Director
DATE: January 9, 1969
SUBJECT: SOUTH END URBAN RENEWAL AREA (MASS. R-56)

1257
1/9/69

Informational memorandum regarding conveyance
of BRA property to Opportunities Industrialization
Center, Inc.

On November 21, 1969, and subsequently on December 12, 1968, the Authority was requested to convey a BRA-owned property, located at 528 Massachusetts Avenue, to the Opportunities Industrialization Center, Inc.

Opportunities Industrialization Center, Inc., (OIC) proposes to utilize this structure as a trade school to develop the necessary job skills to enable unemployed residents of the South End to compete effectively in the labor market.

OIC is currently operating in the South End on a parcel of land, which is to be developed by Joseph Tuckerman Foundation for 221 (d) (3) use. OIC must vacate that site on or about March, 1969.

At the meeting December 12, 1968, spokesmen from the community voiced both support and objection to the facility.

In response to spokesmen in opposition to the facility, it was explained that the building fronting on Massachusetts Avenue would be used only to house the administration offices and that the training activities would be conducted in the building fronting on W. Springfield Street. The building fronting on Massachusetts Avenue will be rehabilitated in accordance with standards or specifications outlined by the Redevelopment Authority and will respect the actual integrity of the existing community.

On December 20, 1968, I received a letter from Senator Edward Brooke, stating his support for the OIC Program and its efforts to secure the property at 528 Massachusetts Avenue.

It is my judgment that this facility is vitally needed in the South End Urban Renewal Area and its location at 528 Massachusetts Avenue will not have a negative effect on the joining residential property. I, therefore, recommend that the Authority adopt the resolution authorizing this disposition of property located at 528 Massachusetts Avenue to Opportunities Industrialization Center, Inc.

Tabled: NOVEMBER 21, 1968

Resubmitted: December 12, 1968

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: CONVEYANCE OF B.R.A.-OWNED PROPERTY
SOUTH END URBAN RENEWAL AREA R-56

SUMMARY: Authorization is requested to convey a B.R.A.-owned property to Opportunities Industrialization Center, Inc. subject to B.R.A. specifications.

Opportunities Industrialization Center, Inc. (O.I.C.) a national manpower development agency, with an active local office in the South End, has petitioned the Authority for the conveyance of a B.R.A.-owned building located at 528 Massachusetts Avenue, which property was conveyed to the BRA by the City of Boston for no consideration.

O.I.C. presently occupies a B.R.A.-owned building which is located on a housing site scheduled for a construction start early in 1969. This building accommodates the administrative staff of O.I.C. as well as a training center in business administration, printing, and retail programs.

The property located at 528 Massachusetts Avenue goes through and also fronts West Springfield Street. The portion of the building on West Springfield Street is ideally suited for industrial training programs which O.I.C. hopes to develop. The cost to rehabilitate a structure in accordance with the Boston Redevelopment Authority's specification is estimated to be \$100,000 and O.I.C. has obtained financial commitments from the following companies to rehabilitate this structure if the Board grants their request:

Gillette Razor Company
General Electric Company
Polaroid Corporation
Boston Retail Board

The work of O.I.C. is vital to the economic and social development of the South End Urban Renewal Area and of Roxbury. They have agreed to maintain the property facing Massachusetts Avenue in an architectural style consistent with the architecture of that area and use that particular building solely as an office. I therefore recommend that the BRA convey the property at 528 Massachusetts Avenue to O.I.C. and in view of the non-profit corporate status of this organization plus the high cost of this operation, I further recommend that the deed be subject to the minimum consideration of \$1.

An appropriate Resolution is attached.